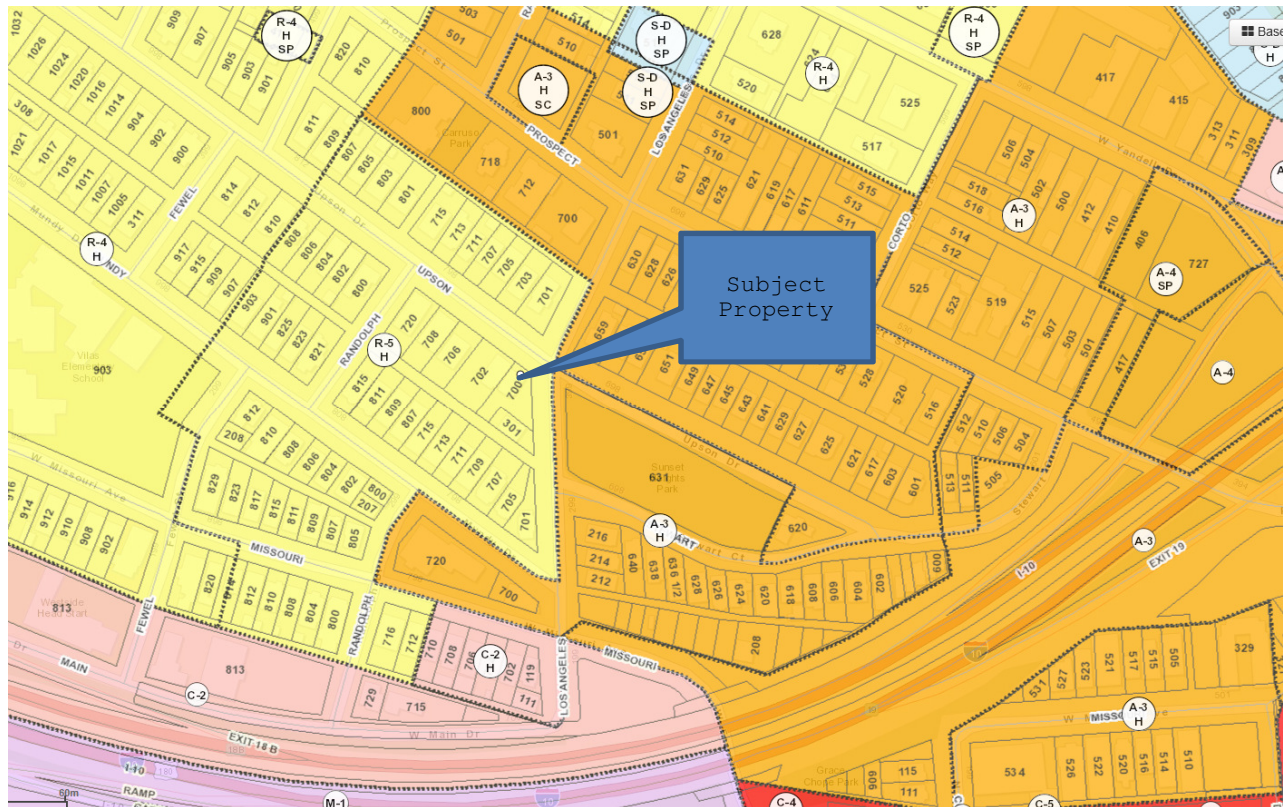




PHAP18-00017

Date: May 21, 2018
Application Type: Certificate of Appropriateness
Property Owner: Hurlburt Construction, Frederick and Pam Hueston
Representative: Neal McMillan
Legal Description: 125 Government Hill W. 121 ft. of 20 & 21 (6771 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 1500 Raynolds Street
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a rear yard addition and carport; installation of paving and a new driveway; installation of a gate in the rock wall; new roofing in a different color; installation of decorative tile; removal of existing casement windows and replacement with vinyl sash windows; removal of existing paint from façade; landscaping
Application Filed: 5/7/2018
45 Day Expiration: 6/14/2018

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a rear yard addition and carport; installation of paving and a new driveway; installation of a gate in the rock wall; new roofing in a different color; installation of decorative tile; removal of existing casement windows and replacement with vinyl sash windows; removal of existing paint from façade; landscaping

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. *Architectural and historical compatibility*
 - b. *Comparison to original profile*
 - c. *Level of significance of original doors and windows to the architectural style of the building.*
 - d. *Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design.*
- *Construct new driveways and walkways in locations that require a minimum of alteration*

to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.

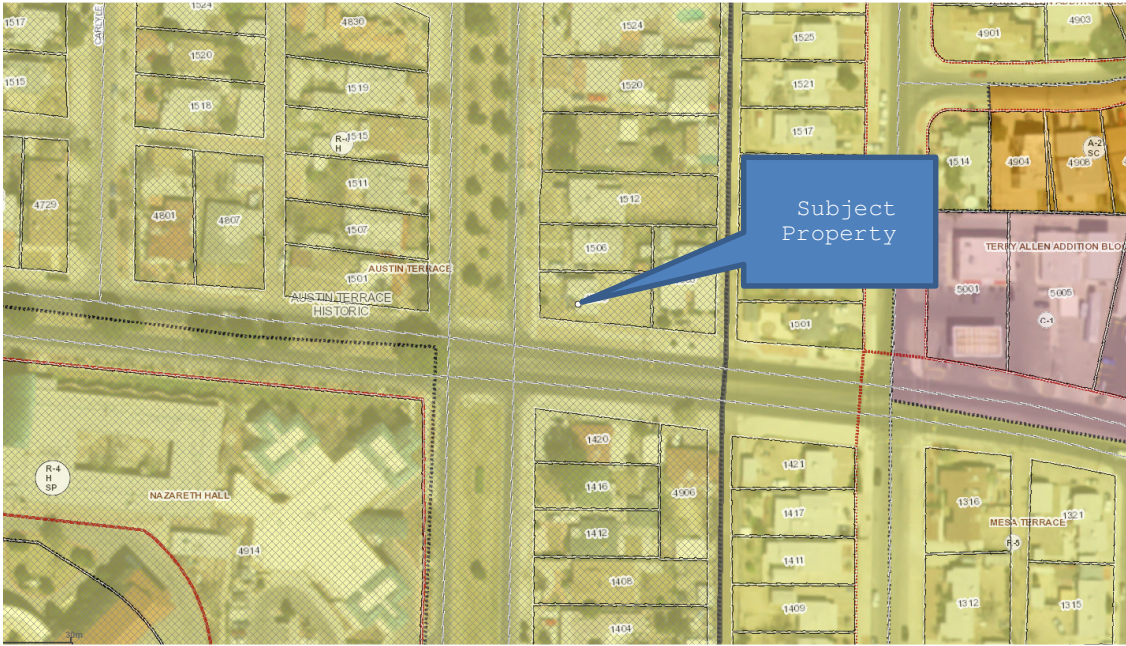
- *Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Chemicals used to remove paint come in a variety of application methods from “spray on - peel off” to “paint on-wash off.” High pressure washes are not recommended because porous masonry units and mortar may be damaged or washed away. Sandblasting is NEVER recommended as it will permanently damage the masonry.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.*
- *Painting or applying coatings such as cement or stucco to exposed masonry/stone is not appropriate, because it will change the historic appearance of the masonry/stone feature, and can accelerate deterioration.*
- *The distinctive features of each roof type should be retained as they are character-defining elements. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32” solid or 48” open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modifications are that the replacement windows be casement windows to match the existing and that the decorative tile be removed from the proposal.

AERIAL MAP



PLANS

